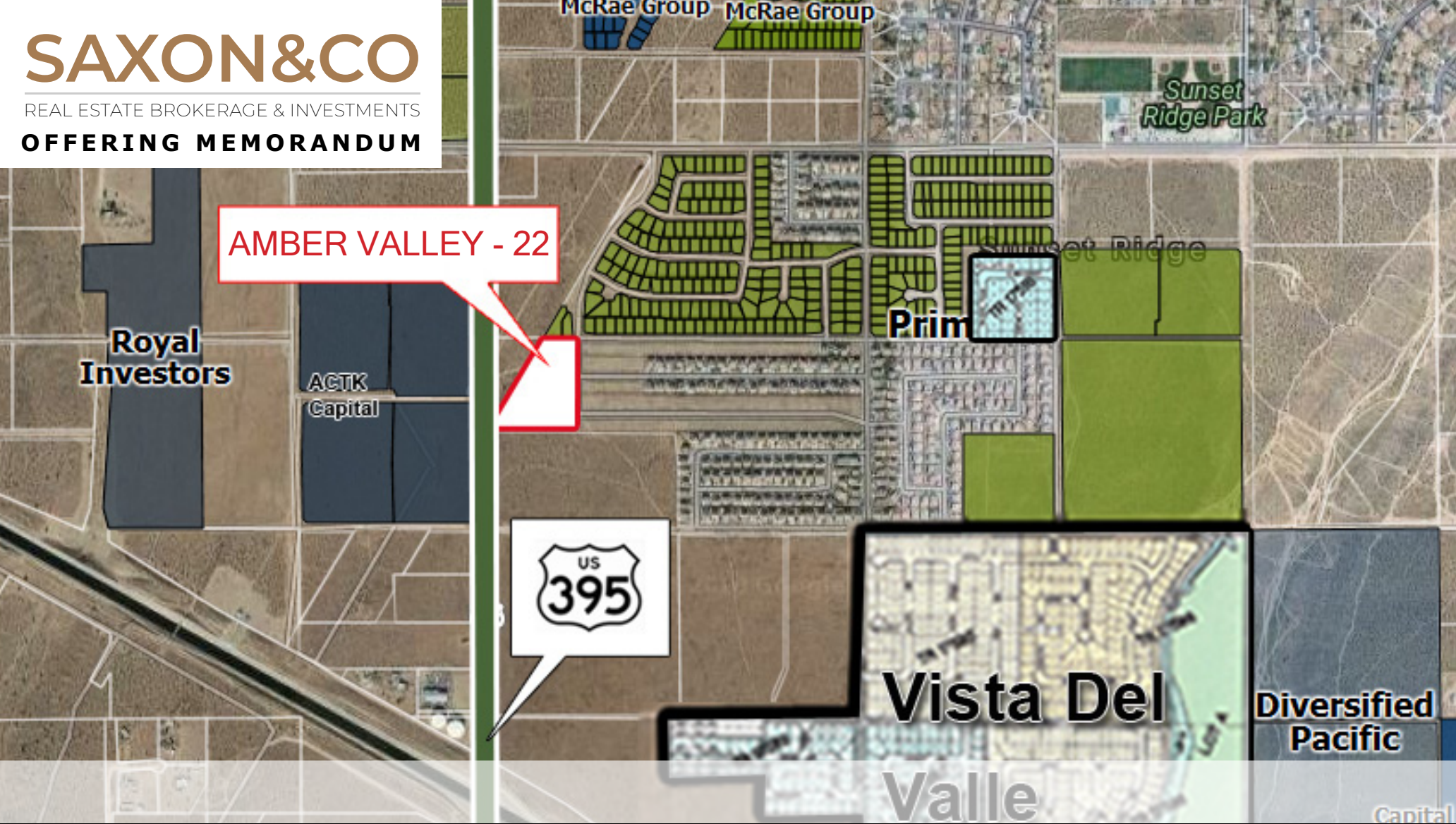


SAXON & CO

REAL ESTATE BROKERAGE & INVESTMENTS

OFFERING MEMORANDUM



AMBER VALLEY: 22 DEVELOPED FINAL RECORDED MAP RESIDENTIAL LOTS

VICTORVILLE, CALIFORNIA

Representative Photograph

Capital

DISCLAIMER:

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. We cannot assume responsibility for its accuracy. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond control of the Owner and Broker and, therefore, are subject to material variation. This Offering Memorandum does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or its contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental condition of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with an entity at any time with or without notice. Owner has no legal commitment or obligations to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived.

This Offering Memorandum and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting this Offering Memorandum, you unconditionally agree that you will hold and treat the Offering Memorandum and the Contents in the strictest confidence, that you will not photocopy or duplicate the Offering Memorandum or any part thereof, that you will not disclose the Offering Memorandum or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Offering Memorandum or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.



TABLE OF CONTENTS

- I. Opportunity Overview**
- II. Development Overview**
- III. Community Overview**
- IV. Market Overview**

EXCLUSIVELY LISTED BY:

**ANTONIO SAXON
SAXON & COMPANY
310.866.7979
ANTONIO@SAXONANDCOMPANY.COM
CA BRE #01259110**

SAXON&CO

REAL ESTATE BROKERAGE & INVESTMENTS



PROPERTY DESCRIPTION

Amber Valley is 22 Developed Final Recorded Map Residential Lots (TR #17599) within Golden Triangle area of the City of Victorville. The tract, along with the adjacent 89 finished lots (TR 17089), recently acquired by Legacy Homes (Amber; Opening Summer 2018) is a former Standard Pacific Homes development. Amber Valley 22 is located immediately east of Highway 395, south Verano Drive and west of Richmond Avenue. Amber Valley 22 is ideally located within 1-minute drive to Highway 395, less than 5 minutes to US Interstate 15 and major local and regional retail and commercial centers. Finally, the major employment centers of San Bernardino, Riverside and LA Counties are all within a 30 to 45-minute drive as well as the Ontario International Airport.

PROPERTY HIGHLIGHTS

- Unique opportunity for an investor, developer or homebuilder to acquire 22 developed final map recorded lots inclusive consultant studies, city approvals and permits, civil & final engineering- with multiple potential exit strategies.
- Final Recorded & developed Tract Map- #17599 (22 lots)- Graded, sewer and water installed & all utilities to the property boundary.
- Adjacent to New Amber Community from Legacy Homes: Opening Summer 2018
- New housing developments- DR Horton, KB Home, Frontier Homes, Legacy, Evergreen, K. Hovnanian & others located within a few miles radius.
- Several 1000's newer resale homes are adjacent and north of the Property.
- Minutes' drive to Highway 395, US Interstate 15 and major commercial centers
- 100,000 Avg Daily Traffic Count (AADT) at Highway 395 & Bear Valley Road
- Located within 30 to 45-minute drive to major employment centers in the San Bernardino, Riverside and Los Angeles counties

SAXON&CO

REAL ESTATE BROKERAGE & INVESTMENTS

COMMUNITY SUMMARY

LOCATION

Located in the highly desirable Golden Triangle Planning Area of the City of Victorville, in the general vicinity of Mesa Street and Mesa Linda Road, north of the California Aqueduct and just east of Highway 395, Ideally located within minutes' drive to Highway 395, US Interstate 15 and major commercial centers. Finally, the major employment centers of San Bernardino, Riverside and LA Counties are all within a 30 to 45-minute drive as well as the Ontario international Airport.

MUNICIPALITY

City of Victorville, County of San Bernardino, CA

LOT SUMMARY TABLE

Lot #	SF	Lot #	SF	Lot #	SF	Lot #	SF
1	8359	7	7242	13	7242	19	7357
2	12764	8	7242	14	7242	20	7355
3	9409	9	7242	15	9804	21	7350
4	9627	10	7666	16	7992	22	7779
5	11394	11	7666	17	14438		
6	11996	12	7242	18	7359		

PROPERTY CONDITION

The Property is partially improved. The lots are graded with sewer and water (accepted & final by the City) installed and completed. All other utilities are to the site and all easement in place for construction.

ENTITLEMENTS

Final Tract Map 17955 was recorded by Standard Pacific Homes in 2011. All improvement plans have been approved.

HOMEOWNER'S ASSOCIATION

There is no HOA currently in place for the Properties.

CFD INFORMATION

No other Mello Roos (CFD) has been created for the Property. Buyer, at its election, can form a CFD.

TAX INFORMATION

The total tax rate is approximately 1.15% of assessed value with no other fixed assessments.

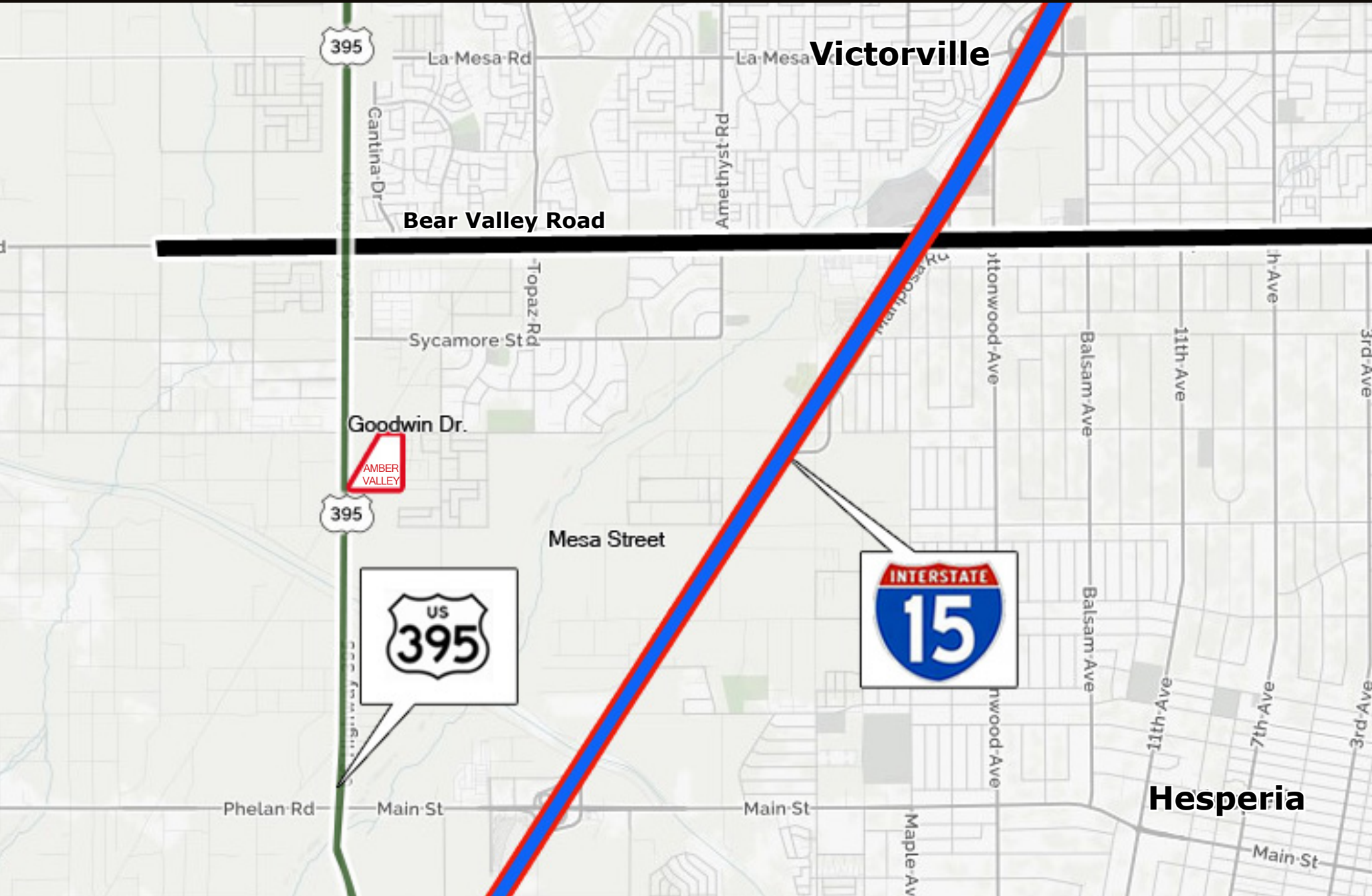
UTILITIES

- Electricity: Southern California Edison
- Water: City of Victorville
- Gas: Southwest Gas Corporation
- Sewer: City of Victorville
- Telephone: Verizon
- Cable: Charter Communications

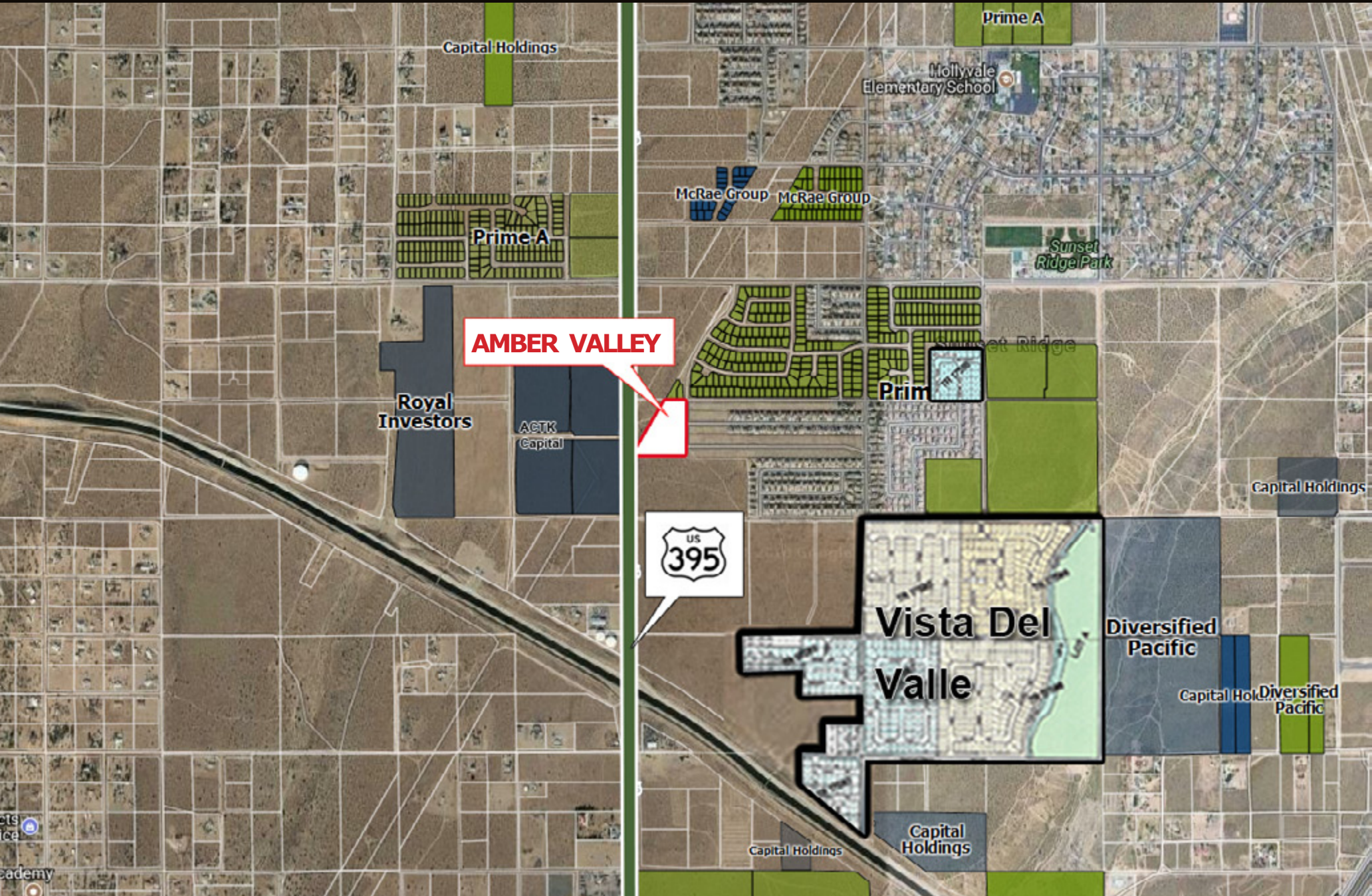
EDUCATION**Hesperia Unified School District (C+)**

- Hesperia High School District (C+)
- Krystal School of Math, Science & Technology (B+)
- Topaz Preparatory Academy (C+)
- Holly vale Elementary School (C+)

LOCATION



AERIAL MAP



AMBER VALLEY



Vista Del Valle

Capital Holdings

Prime A

Hollyvale Elementary School

McRae Group

McRae Group

Sunset Ridge Park

Prime A

Royal Investors

ACTK Capital

Prime

Sunset Ridge

Capital Holdings

Diversified Pacific

Capital Holdings
Diversified Pacific

Capital Holdings

Capital Holdings

VICINITY MAP

SHOP	
01	Walmart
02	Stater Bros. Markets
03	Dunia Plaza
04	The Mall of Victor Valley
05	Bear Valley Plaza Shopping Center
06	High Desert Gateway Shopping Cen
07	Main Street Shopping Center
08	Maple and MainShopping Center
09	Hesperia Marketplace
10	HiDesert Plaza Shopping Center

PLAY	
01	Eagle Ranch Park
02	Scandia Family Fun Center
03	Green Tree Golf Course
04	Datura Park

LEARN	
01	Vista Verde Elementary School
02	Morgan Kincaid Preparatory
03	Mesa Linda Middle School
04	Victor Valley Christian –Private
05	Silverado High School

WELLNESS	
01	Desert Valley Hospital
02	St. Joseph Health
03	Kaiser Permanente Medical Center
04	Desert Valley Medical Group



OFFERING GUIDELINES

OFFERS DUE

Submit offers in writing to:

antonio@saxonandcompany.com

PURCHASE PRICE

Submit offer. Seller will consider Seller financing and various deal structures.

LETTER OF INTENT

The subject Property shall be removed from the market and the Feasibility Period shall commence upon the execution of the fully executed Purchase Agreement.

FEASIBILITY PERIOD

The Buyer shall have a Feasibility Period in which to investigate all aspects of the Property, including the physical condition of the Property, including the physical condition of the Property. The Feasibility Period shall begin upon the execution of the Letter of Intent.

It is the Seller's intent to have the Feasibility Period Expire 45 days from the execution of the letter of Intent.

CLOSE OF ESCROW

Close of escrow shall occur no later than Sixty days (60) from the expiration of the Feasibility Period. Seller may consider carrying a note after sale of the Property.

TITLE & ESCROW

To be determined by Buyer and Seller.

OFFER DETAILS

Please submit offer in the form of a Letter of Intent. All Bids should clearly identify the Buyer, its principals and/or material aspects of its corporate organization or company. The Buyer's submission should include information regarding Buyer's relevant experience and financial resources, including any intended equity and debt sources of financing for closing the transaction.

"AS-IS SALE" :NO REPRESENTATIONS AND WARRANTIES




The Property is being sold "as-is" with no representations or warranties from either the Seller or its affiliates. The information contained in this offering memorandum and provided wherein, is intended to assist a Buyer develop an offer to purchase the Property, but the Buyer must NOT rely solely on anything OTHER than its own due diligence.

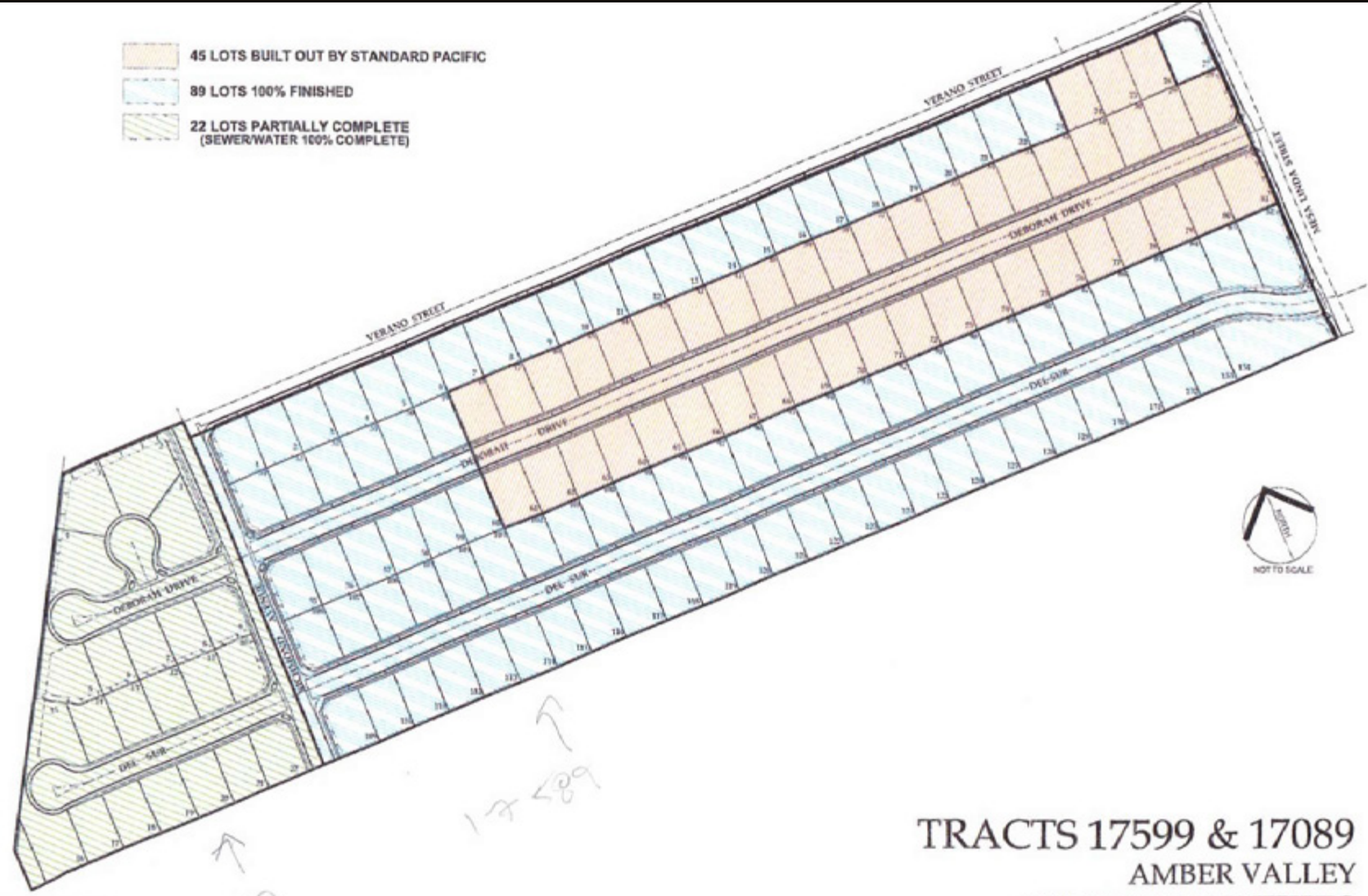
BROKERAGE FEE

The brokerage fees will be paid for by the Seller. Seller expressly reserves the right, at their sole discretion, to reject any oral expressions of interest or offers to purchase the Property and/or terminate discussions with any party at any time with or without notice.



COMPOSITE TRACK MAPS 17599 & 17089

-  45 LOTS BUILT OUT BY STANDARD PACIFIC
-  89 LOTS 100% FINISHED
-  22 LOTS PARTIALLY COMPLETE (SEWER/WATER 100% COMPLETE)



↑
17599

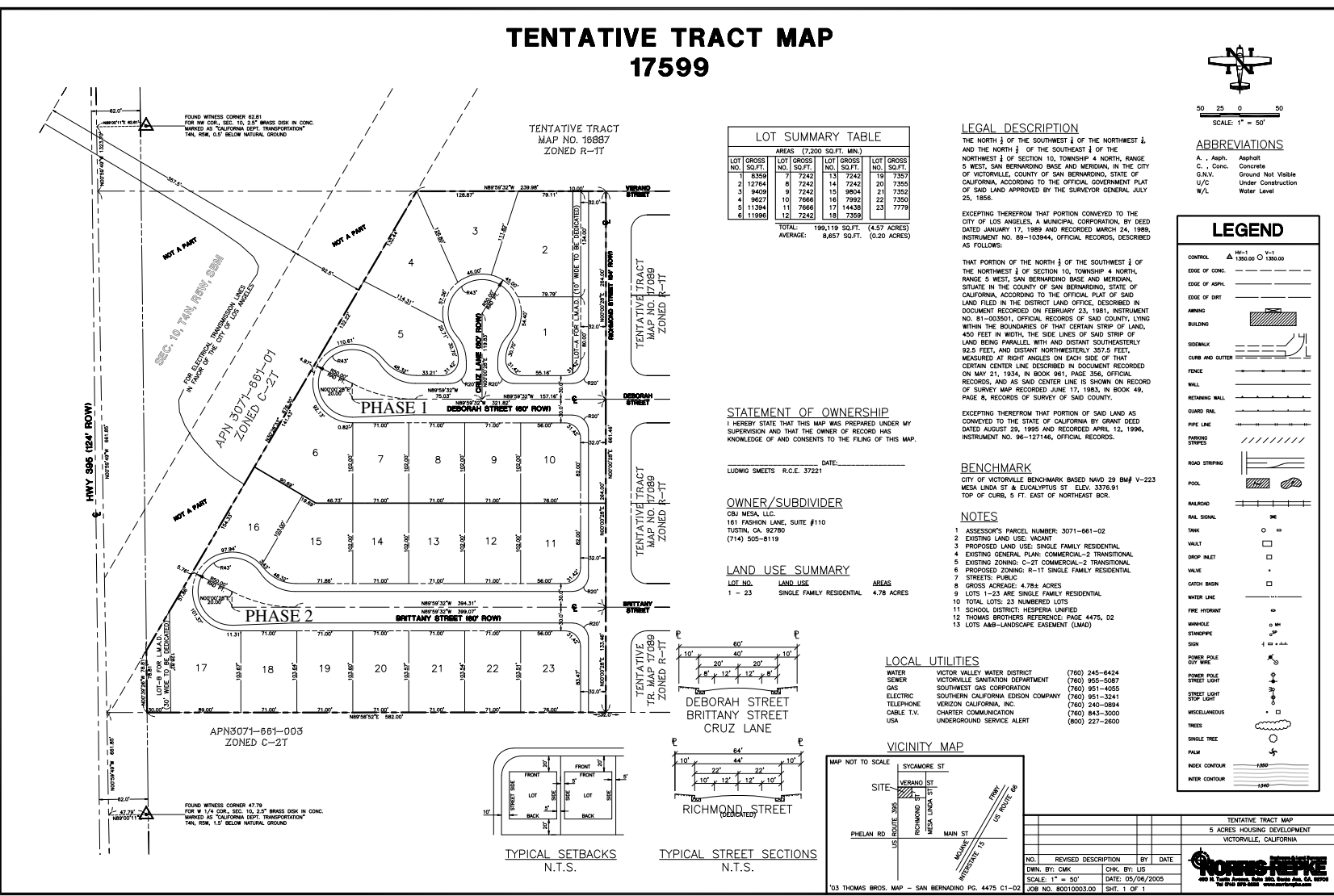
↑
17589

TRACTS 17599 & 17089
AMBER VALLEY
CV COMMUNITIES

JANUARY 6, 2011

111 lots

TENTATIVE TRACT MAP 17599



LOT SUMMARY TABLE

AREAS (7,200 SQ.FT. MIN.)			
LOT NO.	GROSS SQ.FT.	LOT NO.	GROSS SQ.FT.
1	8350	13	7357
2	12764	14	7242
3	8409	15	9604
4	8627	16	7962
5	11394	17	14438
6	11993	18	7359
TOTAL:		193,119 SQ.FT. (4.57 ACRES)	
AVERAGE:		8,657 SQ.FT. (0.20 ACRES)	

LEGAL DESCRIPTION

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, SITUATE IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED IN DOCUMENT RECORDED ON FEBRUARY 23, 1981, INSTRUMENT NO. 81-00501, OFFICIAL RECORDS OF SAID COUNTY, LYING WITHIN THE BOUNDARIES OF THAT CERTAIN STRIP OF LAND, 450 FEET IN WIDTH, THE SIDE LINES OF SAID STRIP OF LAND BEING PARALLEL WITH AND DISTANT SOUTHEASTERLY 92.5 FEET, AND DISTANT NORTHWESTERLY 307.5 FEET, MEASURED AT RIGHT ANGLES ON EACH SIDE OF THAT CERTAIN CENTER LINE DESCRIBED IN DOCUMENT RECORDED ON MAY 19, 1934, IN BOOK 981, PAGE 356, OFFICIAL RECORDS, AND AS SAID CENTER LINE IS SHOWN ON RECORD OF SURVEY MAP RECORDED JUNE 17, 1983, IN BOOK 49, PAGE 8, RECORDS OF SURVEY OF SAID COUNTY.

STATEMENT OF OWNERSHIP

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

DATE: _____
 LUWIG SWEETS R.C.E. 37221

OWNER/SUBDIVIDER

CRU MESA, LLC
 181 FASHION LANE, SUITE #110
 TUSTIN, CA 92780
 (714) 505-8119

LAND USE SUMMARY

LOT NO.	LAND USE	AREAS
1 - 23	SINGLE FAMILY RESIDENTIAL	4.78 ACRES

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION, BY DEED DATED JANUARY 17, 1989 AND RECORDED MARCH 24, 1989, INSTRUMENT NO. 89-103944, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, SITUATE IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, DESCRIBED IN DOCUMENT RECORDED ON FEBRUARY 23, 1981, INSTRUMENT NO. 81-00501, OFFICIAL RECORDS OF SAID COUNTY, LYING WITHIN THE BOUNDARIES OF THAT CERTAIN STRIP OF LAND, 450 FEET IN WIDTH, THE SIDE LINES OF SAID STRIP OF LAND BEING PARALLEL WITH AND DISTANT SOUTHEASTERLY 92.5 FEET, AND DISTANT NORTHWESTERLY 307.5 FEET, MEASURED AT RIGHT ANGLES ON EACH SIDE OF THAT CERTAIN CENTER LINE DESCRIBED IN DOCUMENT RECORDED ON MAY 19, 1934, IN BOOK 981, PAGE 356, OFFICIAL RECORDS, AND AS SAID CENTER LINE IS SHOWN ON RECORD OF SURVEY MAP RECORDED JUNE 17, 1983, IN BOOK 49, PAGE 8, RECORDS OF SURVEY OF SAID COUNTY.

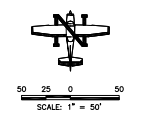
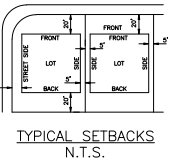
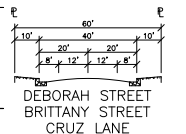
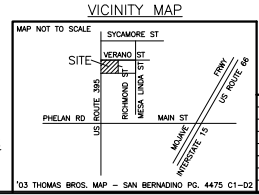
EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO THE STATE OF CALIFORNIA BY GRANT DEED DATED AUGUST 29, 1995 AND RECORDED APRIL 12, 1996, INSTRUMENT NO. 96-127146, OFFICIAL RECORDS.

BENCHMARK

CITY OF VICTORVILLE BENCHMARK BASED NAVD 29 BMF V-223 MESA LINA ST & EUCALYPTUS ST. ELEV. 3379.81 TOP OF CURB, 5 FT. EAST OF NORTHEAST COR.

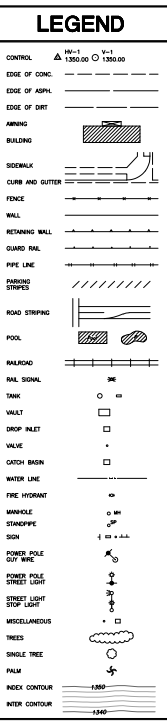
- NOTES**
- ASSESSOR'S PARCEL NUMBER: 3071-661-02
 - EXISTING LAND USE: VACANT
 - PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
 - EXISTING GENERAL PLAN: COMMERCIAL-2 TRANSITIONAL
 - EXISTING ZONING: C-2T COMMERCIAL-2 TRANSITIONAL
 - PROPOSED ZONING: R-1T SINGLE FAMILY RESIDENTIAL
 - STREETS: PUBLIC
 - GROSS ACRES: 4.78± ACRES
 - LOTS 1-23 ARE SINGLE FAMILY RESIDENTIAL
 - TOTAL LOTS: 23 NUMBERED LOTS
 - SCHOOL DISTRICT: HESPERIA UNIFIED
 - THOMAS BROTHERS REFERENCE, PAGE 4475, D2
 - LOTS A&B-LANDSCAPE EASEMENT (L&M)

- LOCAL UTILITIES**
- | | | |
|------------|------------------------------------|----------------|
| WATER | VICTOR VALLEY WATER DISTRICT | (760) 245-6424 |
| SEWER | VICTORVILLE SANITATION DEPARTMENT | (760) 955-5087 |
| GAS | SOUTHWEST GAS CORPORATION | (760) 951-4255 |
| ELECTRIC | SOUTHERN CALIFORNIA EDISON COMPANY | (760) 951-3241 |
| TELEPHONE | VERIZON CALIFORNIA, INC. | (760) 240-0884 |
| CABLE T.V. | CHARTER COMMUNICATION | (760) 843-5000 |
| USA | UNDERGROUND SERVICE ALERT | (800) 227-2600 |



ABBREVIATIONS

A. Asphalt
 C. Concrete
 C.N.V. Ground Not Visible
 U/C Under Construction
 W/L Water Level



NO.	REVISED DESCRIPTION	BY	DATE
1	DRWN. BY: CMK	CHK. BY: LUS	DATE: 05/06/2005
2	SCALE: 1" = 50'		
3	JOB NO. 80010003.00	SHT. 1 OF 1	



The Buyer of the Property will acquire Amber Valley 22 with all existing entitlements, consultant studies and reports, final engineering and improvements.



Victor Valley, CA

Victorville lies at the heart of Southern California attractions, from beautiful beaches on the Pacific coast to hiking, camping and skiing in the San Bernardino mountains. Outdoor activity is a mainstay in weather-friendly Victorville. Year-round moderate temperatures make it perfect for swimming, golf, team sports and children’s activities.

NOTABLE RESORTS INCLUDE:

- Bear Mountain Resort
- Lake Arrowhead Village
- Mount Baldy Ski Area
- Mountain High Resort
- Snow Summit
- Snow Valley Mountain Resort



DINING

Over the past year alone, Victor Valley has seen an increase in restaurants and local breweries expanding from the Los Angeles area. Oak Hills Brewing Company, one of the most popular spots in Hesperia, hosts trivia night every week



RECREATION

Victor Valley is in a prime location for those who love the outdoors. Whether it’s a weekend trip to Big Bear Lake or kayaking on Hesperia Lake, the valley offers it all.



ARTS

With over four schools in the Victor Valley dedicated to art, residents are able to express their creative side by registering for classes at the schools, participate in local poetry readings, and even showcase their work at local farmer’s markets.



EMPLOYMENT

Victor Valley’s top employers include Southern California Logistics Airport, Victor Valley College (seen above), and Desert Valley Hospital. Residents also benefit to the short commute times on Interstate 15 to cities like Fontana.

VICTOR VALLEY

MOJAVE RIVER VALLEY & PACIFIC CREST TRAIL

The Mojave River Valley has been inhabited for over 8,000 years, a site was first home to the Serrano Native Americans who lived along the Mojave River. Through out its 120 mile course, the river makes its way to the present day Mojave River Dam south east Victor Valley. The Mojave River isn't the only prominent and historical characteristic of Victor Valley, the Pacific Crest Trail also runs through the southern tip of the city with a 33 mile trail called Mojave River Forks, which offers panoramic views of the entire valley.

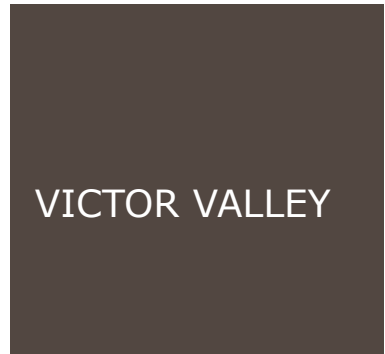
LAKES & RECREATION

Whether on foot, bike, or even kayak, there are plenty of activities to explore the community of Victor Valley. With miles of natural open space located at the southern tip of Victor Valley, it is a haven for outdoor enthusiasts who frequent spots like Hesperia Lake Park and the Mojave River Forks. Those who enjoy exploring new trails, fishing, boating, and camping will enjoy the close proximity to Silverwood Lake, Spring Valley Lake, and Lake Arrowhead.

TOP 20 BEST PLACES TO RAISE A FAMILY IN SAN BERNARDINO COUNTY.

CLOSEST CITY IN VICTOR VALLEY TO SURROUNDING LAKE RESORTS.

TOP 15 MOST DIVERSE AND WELCOMING PLACES TO LIVE IN SAN BERNARDINO COUNTY



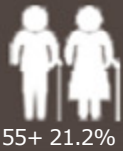
In Victor Valley, it is almost impossible to not embrace the outdoors with the miles of natural trails and open space that are located within the community.



...THE GATEWAY TO THE HIGH DESERT

DEMOGRAPHICS | SAN BERNARDINO COUNTY

POPULATION | 2,035,210



MEDIAN AGE



HOUSEHOLD INCOME



\$54,469
Median Household Income

MISSION STATEMENT

The mission of County of San Bernardino is to satisfy its residents by providing service that promotes the health, safety, well being, and quality of life of its residents according to the County Charter, general laws, and the will of the people it serves.

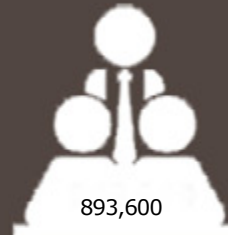
UNEMPLOYMENT



#OF HOUSEHOLDS



OF EMPLOYEES



SCHOOLS



- Top Rated
- Award Winning
- Activity Focused
- Great Student-Teacher Ratios

COUNTY AMENITIES



MAJOR CITIES



San Bernardino
61.95 square miles



Lake Arrowhead
18.95 square miles



Victorville
73.89 square miles



Fontana
43.02 square miles

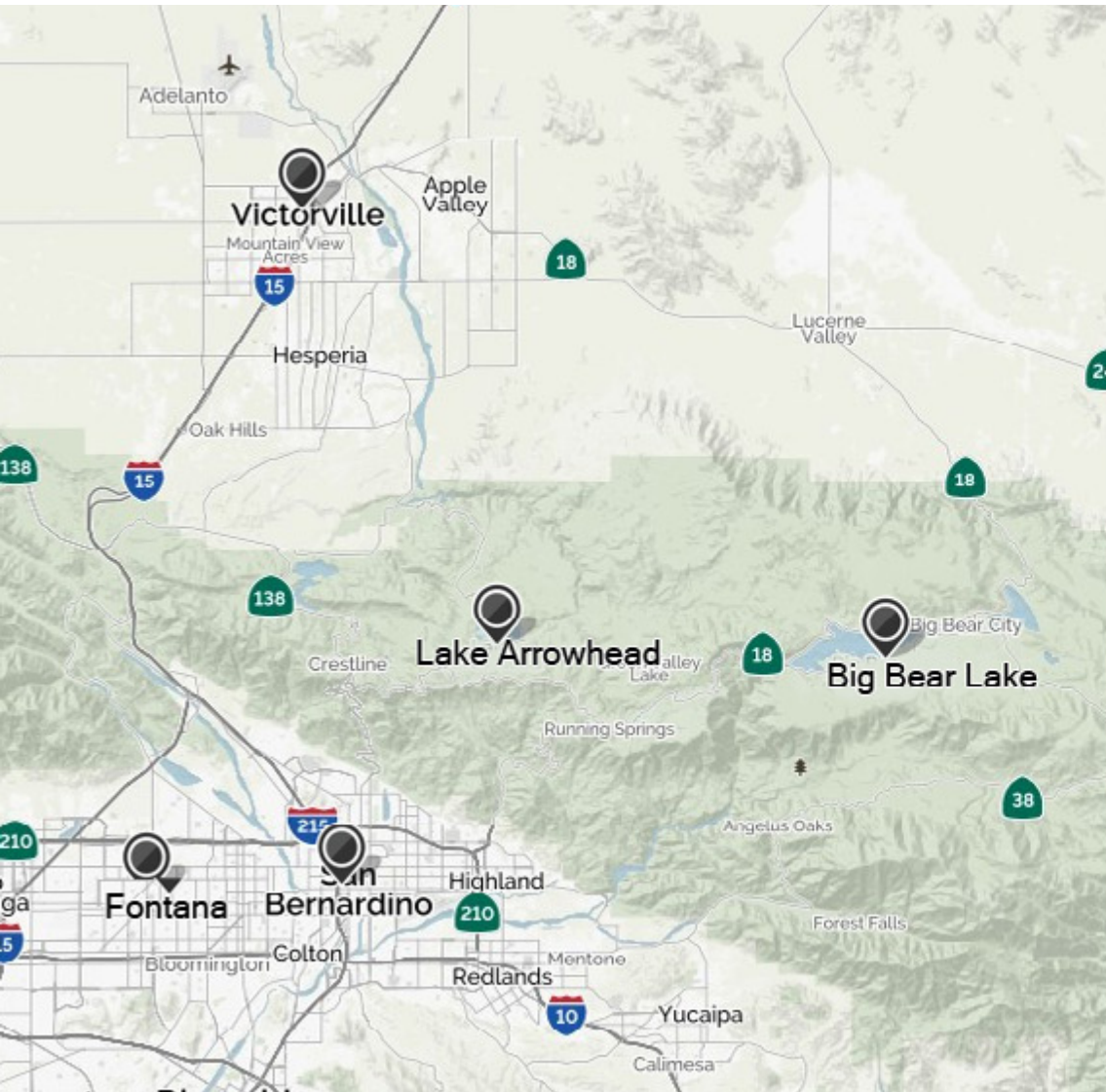
COMMUTE TIMES



29.9 Minutes
Average Commute time for all of San Bernardino County



DRIVE TIMES



Big Bear Lake
1 hour 10 minutes



Lake Arrowhead
55 minutes



Fontana
31 minutes



San Bernardino
25 minutes



Hesperia
10 minutes

HESPERIAN UNIFIED SCHOOL DISTRICT:

Hesperia Unified School District was formed in 1987. Prior to that, we were a mix of Hesperia Elementary School District and Victor Valley Union High School District. We currently include 3 comprehensive high schools, 2 continuation high schools, 3 middle schools, 12 elementary schools, 3 choice schools, 2 alternative schools, 1 adult education school, and 5 charter schools. We serve and educate over 23,000 brilliant individuals. We are also the largest employer in the high desert with over 2,500 amazing staff members.

HESPERIA UNIFIED SCHOOL DISTRICT (C+)

- Hesperia High School District (C+)
- Krystal School of Math, Science & Technology (B+)
- Topaz Preparatory Academy (C+)
- Holly vale Elementary School (C+)

PRIVATE SCHOOLS

Several private schools are located near the Property.

HIGHER EDUCATION:

Several universities and colleges are within driving distance from Victorville, including:

- California Baptist University
- Brandman University (formerly Chapman University)
- Azusa Pacific University,
- Victor Valley Community College,
- University of La Verne
- Barstow Community College,
- California State University San Bernardino
- University of Redlands
- University of Phoenix
- Loma Linda University.



MAJOR EMPLOYERS:

Formerly the U.S. George Air Force Base, and now taking global access into the 21st century, the Southern California Logistics Airport (SCLA) is a dedicated air cargo facility and a 5,000-acre master planned, multimodal business complex. The SCLA integrates manufacturing, industrial and office facilities with nine core business units that include: air cargo, aviation maintenance, rail complex, real estate development, military defense programs, flight testing, advanced flight training, charter passenger service, and business & executive jet travel center. SCLA employs a highly skilled and diverse work force from the Inland Empire and greater Los Angeles. SCLA has been designated a Foreign Trade Zone (FTZ) and is now a significant source of new jobs in the area. Companies locating their business in SCLA receive additional benefits from the Local Agency Military Base Recovery Act (LAMBRA).

Cal Portland Company opened a regional facility in nearby Adelanto in 2016, Also Big Lots is opening a 1M sf regional Distribution facility in Apple Valley later this year.

Dr. Pepper opened their new location at the SCLA in Victorville in 2012. It will be the company's Western hub in a regional manufacturing and distribution footprint, serving consumers in California and parts of the desert Southwest. Located on 57 acres, the new 850,000-square-foot facility represents a \$150 million investment. The new facility offers 550,000 square feet of warehouse space and 300,000 square feet of production. The production space features five bottling lines with the room to add three more lines. While the plant will not produce Dr. Pepper, it will manufacture a range of DPS brands, including Snapple, Mott's, Hawaiian Punch, Nantucket Nectars, Clamato, Deja Blue, Real Lemon and Mr. and Mrs. T. When the facility is fully operational, it is projected to produce 40 million cases a year and employ approximately 200 people. Employers are benefiting from an expanding and skilled workforce. The Victor Valley's population is expected to grow at a faster rate than the US.





MARKET OVERVIEW

COMPETITIVE MARKET AREA

-
-
-
-
-
-
-
-
-
-
-
-

STONE BRIAR BY FRONTIER HOMES

DIAMOND RIDGE BY FRONTIER HOMES

FALCON RIDGE BY KB HOME

JUNIPER AT SILVERSTONE BY D.R. HORTON

SUN CITY APPLE VALLEY BY DEL WEBB

SKYHAVEN II BY EVERGREEN HOMES

SPRINGFIELD BY LEGACY HOMES

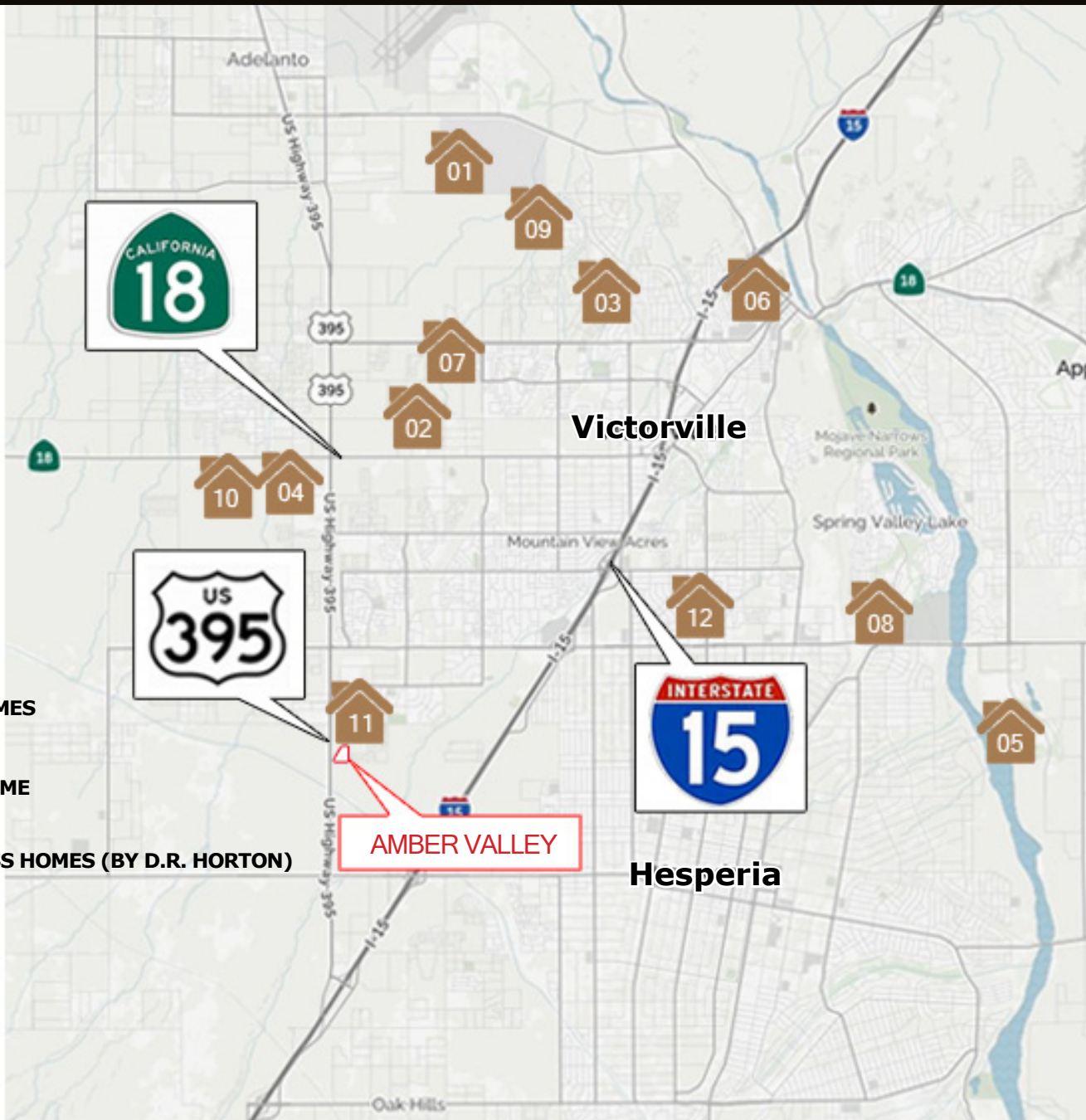
LEGACY COLLECTION BY VISTA PACIFIC HOMES

WILDFLOWER AT LAS HACIENDAS BY KB HOME

AGAVE POINTE AT SILVERSTONE BY EXPRESS HOMES (BY D.R. HORTON)

AMBER BY LEGACY HOMES

MOUNTAIN VIEW BY LEGACY HOMES





COMPETITIVE MARKET OVERVIEW



	*SUN CITY APPLE VALLEY	JUNIPER AT SILVERSTONE	AGAVE POINTE AT SILVERSTONE	WILDFLOWER AT LAS HACIENDAS
Submarket	Apple Valley	Victorville	Victorville	Victorville
Builder	Del Webb	D.R.Horton	Express Homes (by D.R.Horton)	KB Home
Min. Lot Size	5,500	7,200	7,200	7,200
Opening Date	1/1/2004	3/3/2018	2/24/2018	5/27/2014
Total Homes	1,750	64	41	165
Total Homes Sold	1,730	24	20	163
Total Homes Remaining	5	40	21	2
Monthly Sales Rate	10.1	9.0	6.0	3.9
Average Price	\$299,000	\$339,900	\$309,900	\$279,990
Average Price / SF	\$158	\$135	\$148	\$124
Average SF	1,893	2,516	2,085	2,252
Homeowners Association	\$184	\$0	\$0	\$0
Total Tax Rate with Assessments	1.25%	1.83%	1.83%	2.20%



COMPETITIVE MARKET OVERVIEW



	SKYHAVEN II	SPRINGFIELD	STONE BRIAR	DIAMOND RIDGE
Submarket	Victorville	Victorville	Adelanto	Victorville
Builder	Evergreen Homes	Legacy Homes	Frontier Communities	Frontier Communities
Min. Lot Size	7,400	5,000	7,200	7,000
Opening Date	8/31/2017	6/8/2015	4/29/2017	12/2/2017
Total Homes	59	135	65	122
Total Homes Sold	42	120	60	20
Total Homes Remaining	17	15	5	102
Monthly Sales Rate	4.2	4.1	5.2	3.5
Average Price	\$289,490	\$296,010	\$274,417	\$332,507
Average Price / SF	\$154	\$136	\$150	\$141
Average SF	1,885	2,172	1,827	2,360
Homeowners Association	\$0	\$0	\$0\$0	\$0
Total Tax Rate with Assessments	1.25%	2.00%	1.55%	1.36%



COMPETITIVE MARKET OVERVIEW



	FALCON RIDGE	LEGACY COLLECTION	AMBER	MOUNTAIN VIEW
Submarket	Victorville	Hesperia	Victorville	Victorville
Builder	KB Home	Vista Pacific Homes	Legacy Homes	Legacy Homes
Min. Lot Size	7,300	18,000	7,200	6,000
Opening Date	8/19/2017	6/6/2015	Summer 18	Summer 18
Total Homes	59	42	89	56
Total Homes Sold	9	33	0	0
Total Homes Remaining	50	9	0	0
Monthly Sales Rate	1.0	1.0		
Average Price	\$263,490	\$359,233	\$299,000	\$359,000
Average Price / SF	\$130	\$173		
Average SF	2,026	2,078		
Homeowners Association	\$0	\$0		
Total Tax Rate with Assessments	1.40%	1.20%	1.20%	1.20%